

*Proposed Amendments*  
**LANGUAGE FOR CONDITIONS**

1/6/09

**III. ACCESS, PARKING AND CIRCULATION:**

- C. Developer shall have the right to develop up to 60 residential lots in multiple phases on the south side of Trinity Road with the option of providing ingress/egress to either Walnut Grove Road or Woodland Trace Lane. When development exceeds 60 residential lots on the south side of Trinity Road, Developer will be required to provide access to both Walnut Grove Road and Woodland Trace Lane.
- D. Developer shall have the right to develop up to 60 new residential lots in multiple phases on the north side of Trinity Road. The first phase abutting Trinity Road shall require Trinity Road to be constructed to Woodland Trace Lane. When Development on the north side of Trinity Road exceeds 60 new lots, connection will be required as a 31 foot wide public alternative design roadway to the existing road system tying into Woodland View Lane through areas 3, 4,5 and/or 6.
- E. When the development abutting Trinity Road exceeds 60 new lots, whether on the north side, the south side, or a combination thereof, Developer will be required to provide access to Walnut Grove Road.
- F. Trinity Road shall be dedicated and improved 42 feet from centerline and shall require construction of two lanes of pavement and ½ of the median with each contiguous phase and Trinity Road shall be improved with 24 feet of pavement only, east of the site within the existing dedicated right of way to connect to Woodland Trace Lane.
- G. Interconnecting access between Walnut Grove Road and Trinity Road shall be provided by the dedication and improvement of a 31 foot wide public alternative design roadway, in accordance with the Subdivision Regulations and Shelby County Paving Policy. Extending north along the east property lines of Areas 9 and 10; then along the east line of Area 2 as a 50 foot wide, rural cross-section right-of-way road with 24 feet of pavement; and then through Areas 7 and/or 8 as a 31 foot wide public alternative design roadway.

**III. Access, Parking and Circulation**

Paragraphs C, D, E, and F are deleted in their entirety and replaced with the above referenced Paragraphs C, D, E. and F. New Paragraph G is added and the remaining letters are now H, I, J, K, L, M, N, O, P, Q, R and S.

**IV. Phasing Plan**

Paragraph C is deleted in its entirety.

# Shelby County Fiscal Impact Model

v. 3.1 11/27/06  
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## Project Summary

Budget year dollars

PD08-324 CC Woodland Hills II, Am  
0

### Project profile

| Units                                 | Average<br>Appraised<br>Value per Unit | Total<br>Appraised<br>Value | Total<br>Assessed<br>Value | Average<br>Pupils Per<br>New Unit | Pupils |
|---------------------------------------|--|-----------------------------|----------------------------|-----------------------------------|--------|
| Residential (dwelling units)          |  |                             |                            |                                   |        |
| Residential - single family, detached | 245                                    | \$312,500                   | \$76,562,500               | 0.57                              | 139.65 |
| Residential - single family attached  | 32                                     | \$312,500                   | \$10,000,000               | 0.43                              | 13.76  |
| Residential - condominium             | 0                                      | \$0                         | \$0                        | 0.21                              | 0.00   |
| Residential - multi-family apartment  | 0                                      | \$0                         | \$0                        | 0.21                              | 0.00   |
| Subtotal                              | 277                                    | \$86,562,500                | \$21,640,625               |                                   | 153.41 |

### Commercial (square feet)

|                          |        |       |              |             |  |
|--------------------------|--------|-------|--------------|-------------|--|
| Commercial - office      | 0      | \$0   | \$0          | \$0         |  |
| Commercial - retail      | 0      | \$0   | \$0          | \$0         |  |
| Commercial - hotel/motel | 0      | \$0   | \$0          | \$0         |  |
| Commercial - other       | 60,000 | \$190 | \$11,400,000 | \$4,560,000 |  |
| Subtotal                 | 60,000 | \$190 | \$11,400,000 | \$4,560,000 |  |

### Industrial (square feet)

|                          |   |     |              |              |  |
|--------------------------|---|-----|--------------|--------------|--|
| Industrial (square feet) | 0 | \$0 | \$0          | \$0          |  |
| Project total            |   |     | \$97,962,500 | \$26,200,625 |  |

### Project-related expenditures

|                                      |           |
|--------------------------------------|-----------|
| General purpose                      | \$221,212 |
| Transfers                            |           |
| Transfer to the Med                  | \$2,579   |
| Transfer to Shelby County Bd of Ed   | \$42,640  |
| Transfer to City of Memphis Bd of Ed | \$107,950 |
| Debt service                         |           |
| Schools                              | \$225,699 |
| Roads                                | \$13,417  |
| All other                            | \$18,895  |
| Total expenditures                   | \$632,392 |

### Project-related revenue

|                               |             |
|-------------------------------|-------------|
| Local taxes                   | \$1,120,701 |
| Local revenue                 | \$13,808    |
| State source                  | \$14,994    |
| Elected officials             | \$43,455    |
| Investments, misc. other      | \$4,801     |
| Capital proffers (annualized) | \$0         |
| Total revenue                 | \$1,197,759 |

### Revenue offsets

|  |           |
|--|-----------|
| Current real property tax on parcel land value | \$338,783 |
|--|-----------|

### Net project fiscal impact

\$226,584